



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@ehp.qld.gov.au

13 July 2017

Site ID: 1370
File Number: 101/22805
Enquiries to: emr.clr.registry@ehp.qld.gov.au

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

This document provides written notification that, in accordance with section 399 of the *Environmental Protection Act 1994 (EP Act)*, a site management plan has been approved for the land described below, which is recorded on the Environmental Management Register (EMR).

Lot: 1 Plan: RP13170
Brisbane City Council

198 FURSDEN ROAD
CANNON HILL 4170

The owner may apply to the Department of Environment and Heritage Protection (EHP) to amend the site management plan in accordance with section 402 of the *EP Act*.

Under section 434 of the *EP Act*, a person must not contravene a site management plan.

The owner of the land may apply for a review of, and appeal against, the decision to approve the site management plan within 10 business days after receipt of this notice in accordance with sections 521 and 531 of the *EP Act*.

In accordance with the land being recorded on the EMR, the following requirements apply under section 408 of the *EP Act*:

If the owner proposes to dispose of the land to someone else, the owner must, before agreeing to dispose of the land, give written notice to the buyer:

- (i) that the land is recorded in the EMR; and
- (ii) details of the site management plan.

A copy of the suitability statement and the site management plan is attached. For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal Infor

Kate Harbert
A/Manager – (Assessment) Industry & Development
BRISBANE
Delegate of Administering Authority
Environmental Protection Act 1994



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ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@ehp.qld.gov.au

SUITABILITY STATEMENT

DATE PRINTED: 13/07/2017

OWNER

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 1 PLAN : RP13170
198 FURSDEN ROAD
CANNON HILL 4170

Brisbane City Council
EMR Site ID: 1370 FILE REFERENCE: 101/22805

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Statement of Reasons / Auditor Certification Report: 142-220 Fursden Road, Cannon Hill, Queensland. Lot 8 on RP13169, Lots 1 and 2 on RP13170 and Lot 100 on RP280777. Prepared by MACH1 Environmental Pty Ltd, for BMD Urban Pty Ltd. May 2017. Report No: 13-002-018.

Fursden Road Tip Remediation Action Plan Validation Report, Prepared by Golder Associates, for BMD Properties Pty Ltd, 5 December 2016. Report Number: 147633056-090-Rev6.

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

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ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 1 PLAN : RP13170 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

sch4p4(6) Personal

Kate Harbert
A/Manager – (Assessment) Industry & Development
BRISBANE

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The Chief Executive Officer
Brisbane City Council
Attn Erik Dekker
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Brisbane City Council

198 FURSDEN ROAD
CANNON HILL 4170

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SUITABILITY STATEMENT

DATE PRINTED: 13/07/2017

LOCAL GOVERNMENT AUTHORITY

The Chief Executive Officer
Brisbane City Council
Attn Erik Dekker
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 1 PLAN : RP13170
198 FURSDEN ROAD
CANNON HILL 4170

Brisbane City Council
EMR Site ID: 1370 FILE REFERENCE: 101/22805

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ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 1 PLAN : RP13170 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

sch4p4(6) Personal Infor

Kate Harbert
A/Manager – (Assessment) Industry & Development
BRISBANE

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Environmental Protection Act 1994



Queensland
Government

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13 July 2017

Site ID: 1371
File Number: 101/22805
Enquiries to: emr.clr.registry@ehp.qld.gov.au

Brisbane City Council
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BRISBANE QLD 4001

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

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Lot: 2 Plan: RP13170
Brisbane City Council

202 FURSDEN ROAD
CANNON HILL QLD 4170

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sch4p4(6) Person

Kate Harbert
A/Manager – (Assessment) Industry & Development
BRISBANE

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Environmental Protection Act 1994



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SUITABILITY STATEMENT

DATE PRINTED: 13/07/2017

OWNER

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 2 PLAN : RP13170
202 FURSDEN ROAD
CANNON HILL QLD 4170

Brisbane City Council
EMR Site ID: 1371 FILE REFERENCE: 101/22805

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ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 2 PLAN : RP13170 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

sch4p4(6) Personal Inf

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Brisbane City Council
Attn Erik Dekker
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SUITABILITY STATEMENT

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LOCAL GOVERNMENT AUTHORITY

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Brisbane City Council
Attn Erik Dekker
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 2 PLAN : RP13170
202 FURSDEN ROAD
CANNON HILL QLD 4170

Brisbane City Council
EMR Site ID: 1371 FILE REFERENCE: 101/22805

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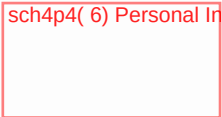
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ENVIRONMENTAL MANAGEMENT REGISTER

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sch4p4(6) Personal In



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13 July 2017

Site ID: 734
File Number: 101/22805
Enquiries to: emr.clr.registry@ehp.qld.gov.au

Brisbane City Council
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BRISBANE QLD 4001

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Lot: 8 Plan: RP13169
Brisbane City Council

220 FURSDEN ROAD
CANNON HILL 4170

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Email: emr.clr.registry@ehp.qld.gov.au

SUITABILITY STATEMENT

DATE PRINTED: 13/07/2017

OWNER

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 8 PLAN : RP13169
220 FURSDEN ROAD
CANNON HILL 4170

Brisbane City Council
EMR Site ID: 734 FILE REFERENCE: 101/22805

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

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ENVIRONMENTAL MANAGEMENT REGISTER

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Brisbane City Council

220 FURSDEN ROAD
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Brisbane City Council
Attn Erik Dekker
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 8 PLAN : RP13169
220 FURSDEN ROAD
CANNON HILL 4170

Brisbane City Council
EMR Site ID: 734 FILE REFERENCE: 101/22805

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ENVIRONMENTAL MANAGEMENT REGISTER

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A/Manager – (Assessment) Industry & Development
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Queensland
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Email: emr.clr.registry@ehp.qld.gov.au

13 July 2017

Site ID: 158718
File Number: 101/22805
Enquiries to: emr.clr.registry@ehp.qld.gov.au

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

CERTIFICATE OF APPROVAL OF A SITE MANAGEMENT PLAN

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Lot: 100 Plan: SP280777
Brisbane City Council

188A FURSDEN ROAD
CANNON HILL 4170

The owner may apply to the Department of Environment and Heritage Protection (EHP) to amend the site management plan in accordance with section 402 of the *EP Act*.

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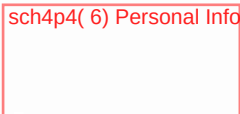
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SUITABILITY STATEMENT

DATE PRINTED: 13/07/2017

OWNER

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 100 PLAN : SP280777
188A FURSDEN ROAD
CANNON HILL 4170

Brisbane City Council
EMR Site ID: 158718 FILE REFERENCE: 101/22805

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

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ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 100 PLAN : SP280777 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

sch4p4(6) Personal Inform

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A/Manager – (Assessment) Industry & Development
BRISBANE

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Brisbane City Council

188A FURSDEN ROAD
CANNON HILL 4170

Under section 406 of the *EP Act*, a local government must not, under an approval or other authority under the *Sustainable Planning Act 2009* or any other Act, allow the use or development of, or an activity to be carried out on land in a way that contravenes a site management plan for the land.

A copy of the suitability statement and the site management plan is attached. For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal Infor

Kate Harbert
A/Manager – (Assessment) Industry & Development
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



Department of Environment and Heritage Protection (EHP)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
Email: emr.clr.registry@ehp.qld.gov.au

SUITABILITY STATEMENT

DATE PRINTED: 13/07/2017

LOCAL GOVERNMENT AUTHORITY

The Chief Executive Officer
Brisbane City Council
Attn Erik Dekker
GPO Box 1434
BRISBANE QLD 4001

DATE OF ISSUE : 07/07/2017

PROPERTY DESCRIPTION

LOT : 100 PLAN : SP280777
188A FURSDEN ROAD
CANNON HILL 4170

Brisbane City Council
EMR Site ID: 158718 FILE REFERENCE: 101/22805

STUDIES UNDERTAKEN BY APPLICANT OR REQUESTED BY DIRECTOR

Statement of Reasons / Auditor Certification Report: 142-220 Fursden Road, Cannon Hill, Queensland. Lot 8 on RP13169, Lots 1 and 2 on RP13170 and Lot 100 on RP280777. Prepared by MACH1 Environmental Pty Ltd, for BMD Urban Pty Ltd. May 2017. Report No: 13-002-018.

Fursden Road Tip Remediation Action Plan Validation Report, Prepared by Golder Associates, for BMD Properties Pty Ltd, 5 December 2016. Report Number: 147633056-090-Rev6.

STATEMENT OF SUITABILITY

On the basis of the information supplied to this Department, the subject site is suitable for the following use(s) providing the site is used and managed as per the Site Management Plan attached as Annexure 1.

Under provisions of the approved SMP, all lots are suitable for Open Space/Recreation purposes. Portions of the subject lots outside of the defined area requiring management may be suitable for more sensitive land uses subject to approval by the Administering Authority.

Other specific uses may be suitable for the site, please contact this Department for further advice. The suitability statement provides information on appropriate land uses at the date of effect. Subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

ENVIRONMENTAL MANAGEMENT REGISTER

LOT : 100 PLAN : SP280777 is recorded on the Environmental Management Register with a Site Management Plan. A copy of the Site Management Plan is attached as Annexure 1.

sch4p4(6) Personal Info

Kate Harbert
A/Manager – (Assessment) Industry & Development
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994

With the issuing of this show cause notice under section 375, the following requirement applies under section 408 of the *EP Act*:

The owner must before agreeing to dispose of the land to someone else (the buyer), give written notice to the buyer stating that the land is the subject of a show cause notice under section 375.

For further information about contaminated land matters visit www.qld.gov.au, and search for "contaminated land".

sch4p4(6) Personal

Kelly Gleeson
Manager – (Assessment) Industry & Development
BRISBANE

Delegate of Administering Authority
Environmental Protection Act 1994



ANNEXURE 1 - SITE MANAGEMENT PLAN

FILE REF : 101/22805

DATE OF EFFECT : 07/07/2017

Real Property Description:

Lot 8 on RP13169

Lots 1 and 2 on RP13170

Lot100 on SP280777.

Address: 142 Fursden Road, Cannon Hill, Queensland, 4170.

1.0 SUMMARY OF CONTAMINATION

This Site Management Plan (SMP) covers Lot 8 on RP13169, Lots 1 and 2 on RP13170 and Lot 100 on SP280777. The area which requires management under this SMP is described by the metes and bounds in Appendix A and shown on the attached Figure A. No potentially contaminating activities have been identified across the remainder of these allotments outside of the area requiring management.

Between 1974 and 1977, the former Fursden Road landfill (the site) was operated as a Brisbane City Council (BCC) landfill, accepting mainly domestic waste and some minor commercial/industrial and construction and demolition waste which was placed across the site and on part of the property immediately south of the site. Historical information indicates that the site has only been used for grazing purposes since closure in 1977. The current and future zonings (area classifications) for the lots on this site are as a Sports and Recreation Area.

Remediation works were carried out between June 2015 and March 2016 to prepare the site for future use as part of a public golf course. The portion of golf course being developed within the former landfill area required that the existing land level was re-contoured including lowering to produce the design levels. The design levels were achieved by reducing the landfill volumes in required areas, including removal of waste to a licensed landfill and lowering of the leachate levels within the remaining waste body. This was achieved through the installation of a leachate drainage system within the waste materials which diverts leachate to the municipal sewerage system under an appropriate discharge agreement. The waste body (plus a 2m buffer zone around the perimeter of the waste body) was capped using material to a defined specification. The capping was dressed with topsoil to a specified thickness to provide cover and protection to the constructed capping material.

The maximum concentrations of identified contaminants of concern which remain on site below the engineered cap are summarised below:

Maximum concentrations in waste materials (also impacting natural soils in contact with waste)

<u>Analyte</u>	<u>Maximum Concentration (mg/kg)</u>
Cadmium	104
Copper	2130
Lead	1640
Chromium	549
Mercury	1.4
Zinc	2860
TPH C ₁₀ -C ₁₄	195
TPH C ₁₅ -C ₂₈	3140
TPH C ₂₉ -C ₃₆	2080

Leachate is present at the following maximum concentrations:

<u>Analyte</u>	<u>Concentration (mg/L)</u>
Chromium	0.06
Copper	0.41
Lead	0.94
Nickel	0.05
Zinc	10.4
Ammonia (as N)	50.2

Given the age of the municipal waste, levels of landfill gas are expected to be low. Landfill gas may pose a potential risk (asphyxiant and flammable gas) to site users conducting excavations or as a result of buildup in enclosed structures on or near waste filled areas. Future activities or development on portions of the site may require the implementation of landfill gas protection measures.

2.0 OBJECTIVES OF THE SMP

The objectives to be achieved under this SMP are to manage the residual contamination and buried wastes during operation of the site in a manner which protects human health and the environment.

3.0 MANAGEMENT ACTIONS

3.1 Responsibility

To ensure that this SMP's objectives are achieved and maintained, the owner of the site (as defined in the *Environmental Protection Act 1994*) is required to ensure that this SMP (and any variations approved or required by the administering authority) is complied with. The obligations and conditions attach to the land and are binding on the current owner and their successors in title.

The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.2 Site Use.

Under the provisions of this SMP, all lots are suitable for Open Space/Recreation purposes. Portions of the subject lots outside of the defined area requiring management may be suitable for more sensitive land uses, subject to approval by the Administering Authority. Construction of enclosed structures is not permitted within the defined management area (defined by the metes and bounds in Appendix A) or within 10m of this area unless a landfill gas assessment is conducted and appropriate landfill gas protection measures are adopted and approved by the Administering Authority. The potential exists for landfill gas to be present in excavations and service pits within this area and along preferred pathways. Confined spaces may contain landfill gas concentrations that pose a risk to human health and confined space entry procedures should be implemented during access of these areas (including appropriate gas testing).

3.3 Site Capping.

The capping layer constructed across this site must be maintained to preserve a barrier between contamination, buried wastes and any site users. The engineered capping layer comprises 300 mm compacted clay material overlain by 150 mm of topsoil.

Additional materials may be placed over the existing surface of the capped area to modify the surface profile providing that surface water is diverted from the capped area and not allowed to pond on this area.

The following measures must be observed to protect the integrity of the clay cap and restrict leachate formation:

- Footings (including fence posts and lighting poles), underground services or other subsurface infrastructure must not penetrate the capping layer unless approved by the Administering Authority. Where approved, penetrations must rectify disturbed capping and prevent any additional infiltration through the cap.
- Vegetation that does not develop a root depth of greater than 150mm should only be planted within the capping area. Raised planting mounds may be adopted subject to SQP advice if deeper rooted plant species are required, however, mound heights must be adopted which prevent penetration into the clay cap.
- Irrigation must be limited to the surface layer (or areas specifically prepared) and must be controlled to prevent excessive watering that could increase infiltration through the clay capping layer.

3.4 Contaminated Land Auditor.

A Contaminated Land Auditor (CLA) approved to undertake the function in Section 568(b) of the EP Act, must be appointed for the duration of any further site remediation and validation works or any intrusive works undertaken into the future.

3.5 Service Trenches.

Any additional future underground services proposed for the defined managed area must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3 m of uncontaminated fill for minor services up to 300 mm in diameter), and 0.5 m of uncontaminated fill for services greater than 300 mm in diameter. Clean fill must also be placed above any services to the surface of the site. Warning tape should be placed under the service at least 0.3 m above contaminated materials.

Services penetrating the capping of the defined managed area require prior approval of the Administering Authority (see Section 3.3).

Any future maintenance of built services within the capping layer must be undertaken in accordance with Sections 3.4, 3.6 and 3.8 of this plan.

3.6 Soil Excavation and Removal.

Impacted soil must not be removed from site without suitable characterisation sampling and analysis. Sampling and analysis of any impacted materials excavated from the site must be managed by a suitably qualified and experienced person in accordance with Section 564 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 739 of the EP Act. All excavation of contaminated soil is to be documented and records kept which demonstrate SMP compliance.

3.7 Unexpected Contamination.

If during future excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 564 of the EP Act.

Site works will not recommence until approval to recommence is received from the Administering Authority.

Removal and disposal of contaminated soil will only be undertaken after approval is granted by the Administering Authority in accordance with Section 739 of the *Environmental Protection Act 1994*.

3.8 General Environmental Protection.

All future earthworks on site are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material. All excavation of contaminated soil and waste material is to be documented and records kept which demonstrate SMP compliance. Contaminated soil which is excavated and temporarily stored on site must be managed such that environmental harm is prevented.

3.9 Workplace Health and Safety.

A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Work Health and Safety Act 2011* is to be developed for any site excavation works in the defined managed area (Figure A). The WH&S plan must specifically address contaminants of concern and the possible presence of landfill gas.

3.10 Imported Fill Material.

Any fill material that may be imported to the site in the future should be from a virgin quarry source or, if not, sampled and submitted for analysis by a suitably qualified and experienced person prior to delivery to the site. The frequency of the sampling and analysis required, and the acceptance criteria adopted for potential contaminants will depend on the source of the fill.

3.11 Use of Groundwater

Leachate and/or groundwater beneath the site must not be extracted or used for irrigation, consumption, domestic, or other commercial use.

3.12 Leachate Levels

Leachate levels within the defined managed area must be maintained below the base of the capped layer.

4.0 MONITORING AND REPORTING ACTIONS

4.1 Site Excavations

Records including details of relevant disposal permits will be kept of all soil excavations below the capping layer to demonstrate that the clay cap integrity has been maintained in compliance with Section 3.6.

4.2 Site Inspections

A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with Section 3.3. The biennial period will commence from the effective date of this SMP.

4.5 Administering Authority Access

Authorised persons under the EP Act will be permitted access to the site to collect environmental samples and assess compliance with this SMP.

4.6 Monitoring Records

Leachate standing levels will be measured on a biannual basis at the four on-site leachate wells (see Figure A) to ensure levels remain below the base of the landfill cap. Leachate sumps and pumping systems should also be inspected and confirmed to be operational during these biannual measurements.

Groundwater and surface water monitoring at the locations marked on Figure A shall continue to be conducted on a biannual basis at the designated monitoring points for at least 2 years. An assessment of these monitoring results may be conducted after 2 years by a Suitably Qualified Person to determine whether this monitoring frequency should be altered.

Any monitoring results and records of inspections in relation to this SMP will be kept for at least seven years and made available to the administering authority upon request within 24 hours.

4.7 Version Control System.

This draft SMP is Version Revision (0). Subsequent amendments to this draft SMP will be identified by incremental increases in the revision number.

This SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan

APPENDIX A - METES AND BOUNDS DESCRIPTION

The portion of Lot 8 on RP13169, Lots 1 and 2 on RP13170 and Lot 100 on SP280777 forming the management area of the Site is described by the following metes and bounds:

Point of commencement Parish of Bulimba, County of Stanley at a location of N 6959659.495 E 511096.236 on the southeast corner of Lot 100 on SP280777 and the northeastern corner of Lot 6 on RP228051;

Thence, on a bearing N 80° 42' 15.1" W for a distance of 148.9003 metres
Thence, on a bearing N 06° 46' 48.8" E for a distance of 18.1179 metres
Thence, on a bearing N 72° 03' 55.9" W for a distance of 14.2002 metres
Thence, on a bearing N 12° 49' 10.9" E for a distance of 10.6686 metres
Thence, on a bearing N 01° 34' 29.1" W for a distance of 4.8497 metres
Thence, on a bearing N 04° 48' 40.4" E for a distance of 16.9735 metres
Thence, on a bearing N 03° 58' 22.5" W for a distance of 9.5311 metres
Thence, on a bearing N 09° 55' 54.0" W for a distance of 33.3648 metres
Thence, on a bearing N 18° 13' 10.0" W for a distance of 9.6266 metres
Thence, on a bearing N 28° 06' 09.8" W for a distance of 48.7900 metres
Thence, on a bearing N 34° 15' 26.9" W for a distance of 52.5353 metres
Thence, on a bearing N 08° 12' 14.1" W for a distance of 9.8676 metres
Thence, on a bearing N 09° 02' 24.6" E for a distance of 11.2758 metres
Thence, on a bearing N 06° 53' 26.4" W for a distance of 30.0326 metres
Thence, on a bearing N 02° 50' 44.7" E for a distance of 12.0935 metres
Thence, on a bearing N 35° 21' 27.8" E for a distance of 5.8008 metres
Thence, on a bearing N 60° 20' 05.3" E for a distance of 3.9525 metres
Thence, on a bearing N 46° 50' 59.5" E for a distance of 4.5714 metres
Thence, on a bearing N 54° 58' 37.9" E for a distance of 2.6991 metres
Thence, on a bearing N 35° 38' 34.5" E for a distance of 7.4878 metres
Thence, on a bearing N 63° 01' 22.4" E for a distance of 9.6480 metres
Thence, on a bearing N 74° 48' 35.7" E for a distance of 6.3562 metres
Thence, on a bearing S 74° 43' 59.3" E for a distance of 38.8186 metres
Thence, on a bearing N 71° 48' 30.4" E for a distance of 6.0314 metres
Thence, on a bearing N 80° 35' 09.8" E for a distance of 6.9074 metres
Thence, on a bearing S 70° 03' 07.0" E for a distance of 6.4939 metres
Thence, on a bearing S 56° 03' 34.8" E for a distance of 5.2416 metres
Thence, on a bearing S 28° 37' 43.9" E for a distance of 3.6347 metres
Thence, on a bearing S 60° 54' 44.9" E for a distance of 1.5387 metres
Thence, on a bearing S 46° 12' 40.0" E for a distance of 7.5234 metres
Thence, on a bearing S 74° 04' 32.9" E for a distance of 3.3232 metres
Thence, on a bearing S 66° 51' 15.1" E for a distance of 14.0319 metres
Thence, on a bearing S 47° 18' 14.8" E for a distance of 16.0463 metres
Thence, on a bearing S 77° 54' 38.0" E for a distance of 55.4960 metres
Thence, on a bearing S 87° 58' 01.0" E for a distance of 43.9928 metres
Thence, on a bearing N 61° 56' 52.3" E for a distance of 27.9226 metres
Thence, on a bearing N 68° 24' 47.4" E for a distance of 9.2547 metres
Thence, on a bearing N 86° 45' 17.7" E for a distance of 29.5269 metres
Thence, on a bearing N 78° 10' 03.1" E for a distance of 8.6137 metres
Thence, on a bearing N 62° 27' 17.6" E for a distance of 11.5956 metres
Thence, on a bearing N 68° 30' 52.8" E for a distance of 10.1348 metres
Thence, on a bearing S 77° 52' 31.8" E for a distance of 13.9255 metres
Thence, on a bearing N 86° 56' 05.4" E for a distance of 14.8712 metres
Thence, on a bearing N 71° 26' 10.6" E for a distance of 8.0645 metres
Thence, on a bearing N 89° 28' 23.7" E for a distance of 7.4064 metres
Thence, on a bearing S 64° 57' 49.5" E for a distance of 10.3241 metres
Thence, on a bearing S 41° 41' 08.6" E for a distance of 42.7080 metres
Thence, on a bearing S 23° 37' 11.8" E for a distance of 24.3357 metres

Thence, on a bearing S 13° 17' 53.6" W for a distance of 24.1307 metres
Thence, on a bearing S 20° 38' 35.5" W for a distance of 9.6132 metres
Thence, on a bearing S 11° 10' 22.3" W for a distance of 10.6614 metres
Thence, on a bearing S 20° 53' 32.7" W for a distance of 10.2369 metres
Thence, on a bearing S 12° 52' 17.8" W for a distance of 11.7116 metres
Thence, on a bearing S 09° 55' 04.8" E for a distance of 10.0919 metres
Thence, on a bearing S 11° 58' 41.8" W for a distance of 11.0092 metres
Thence, on a bearing S 11° 01' 03.9" E for a distance of 8.0512 metres
Thence, on a bearing S 30° 54' 28.1" W for a distance of 11.3543 metres
Thence, on a bearing S 23° 23' 49.0" W for a distance of 20.1875 metres
Thence, on a bearing S 05° 10' 39.5" E for a distance of 18.3255 metres
Thence, on a bearing S 19° 18' 50.1" E for a distance of 12.2195 metres
Thence, on a bearing S 25° 39' 15.4" E for a distance of 39.6453 metres
Thence, on a bearing S 11° 58' 47.9" E for a distance of 7.9604 metres
Thence, on a bearing S 00° 41' 18.3" W for a distance of 23.3958 metres
Thence, on a bearing S 25° 25' 52.8" E for a distance of 8.5447 metres
Thence, on a bearing S 09° 16' 10.5" E for a distance of 51.2256 metres
Thence, on a bearing S 03° 20' 52.2" W for a distance of 49.0296 metres
Thence, on a bearing N 80° 43' 59.5" W for a distance of 177.0183 metres
Thence, on a bearing N 11° 42' 49.4" E for a distance of 41.9031 metres
Thence, on a bearing N 59° 57' 14.4" W for a distance of 33.1871 metres
Thence, on a bearing N 09° 07' 54.0" E for a distance of 16.9271 metres
Thence, on a bearing N 80° 42' 14.9" W a distance of 0.0010 metres

back to the point of commencement, containing an area of 110792 m² more or less.

DRAFT SITE MANAGEMENT PLAN

Real Property Description:

Lot 8 on RP13169

Lots 1 and 2 on RP13170

Lot100 on SP280777.

Address: 142 Fursden Road, Cannon Hill, Queensland, 4170.

EHP File:

DATE OF EFFECT:

1.0 SUMMARY OF CONTAMINATION

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Maximum concentrations in waste materials (also impacting natural soils in contact with waste)

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2.0 OBJECTIVES OF THE SMP

The objectives to be achieved under this SMP are to manage the residual contamination and buried wastes during operation of the site in a manner which protects human health and the environment.

3.0 MANAGEMENT ACTIONS

3.1 Responsibility

To ensure that this SMP's objectives are achieved and maintained, the owner of the site (as defined in the *Environmental Protection Act 1994*) is required to ensure that this SMP (and any variations approved or required by the administering authority) is complied with. The obligations and conditions attach to the land and are binding on the current owner and their successors in title.

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3.3 Site Capping.

The capping layer constructed across this site must be maintained to preserve a barrier between contamination, buried wastes and any site users. The engineered capping layer comprises 300 mm compacted clay material overlain by 150 mm of topsoil.

Additional materials may be placed over the existing surface of the capped area to modify the surface profile providing that surface water is diverted from the capped area and not allowed to pond on this area.

The following measures must be observed to protect the integrity of the clay cap and restrict leachate formation:

- Footings (including fence posts and lighting poles), underground services or other subsurface infrastructure must not penetrate the capping layer unless approved by the Administering Authority. Where approved, penetrations must rectify disturbed capping and prevent any additional infiltration through the cap.
- Vegetation that does not develop a root depth of greater than 150mm should only be planted within the capping area. Raised planting mounds may be adopted subject to SQP advice if deeper rooted plant species are required, however, mound heights must be adopted which prevent penetration into the clay cap.
- Irrigation must be limited to the surface layer (or areas specifically prepared) and must be controlled to prevent excessive watering that could increase infiltration through the clay capping layer.

3.4 Contaminated Land Auditor.

A Contaminated Land Auditor (CLA) approved to undertake the function in Section 568(b) of the EP Act, must be appointed for the duration of any further site remediation and validation works or any intrusive works undertaken into the future.

3.5 Service Trenches.

Any additional future underground services proposed for the defined managed area must be constructed in either uncontaminated material or in trenches in which the services are surrounded by a minimum of 0.3 m of uncontaminated fill for minor services up to 300 mm in diameter), and 0.5 m of uncontaminated fill for services greater than 300 mm in diameter. Clean fill must also be placed above any services to the surface of the site. Warning tape should be placed under the service at least 0.3 m above contaminated materials.

Services penetrating the capping of the defined managed area require prior approval of the Administering Authority (see Section 3.3).

Any future maintenance of built services within the capping layer must be undertaken in accordance with Sections 3.4, 3.6 and 3.8 of this plan.

3.6 Soil Excavation and Removal.

Impacted soil must not be removed from site without suitable characterisation sampling and analysis. Sampling and analysis of any impacted materials excavated from the site must be managed by a suitably qualified and experienced person in accordance with Section 564 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 739 of the EP Act. All excavation of contaminated soil is to be documented and records kept which demonstrate SMP compliance.

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immediately abate the environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriately qualified and experienced person in accordance with Section 564 of the EP Act.

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Removal and disposal of contaminated soil will only be undertaken after approval is granted by the Administering Authority in accordance with Section 739 of the *Environmental Protection Act 1994*.

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All future earthworks on site are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material. All excavation of contaminated soil and waste material is to be documented and records kept which demonstrate SMP compliance. Contaminated soil which is excavated and temporarily stored on site must be managed such that environmental harm is prevented.

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A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Work Health and Safety Act 2011* is to be developed for any site excavation works in the defined managed area (Figure A). The WH&S plan must specifically address contaminants of concern and the possible presence of landfill gas.

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Any fill material that may be imported to the site in the future should be from a virgin quarry source or, if not, sampled and submitted for analysis by a suitably qualified and experienced person prior to delivery to the site. The frequency of the sampling and analysis required, and the acceptance criteria adopted for potential contaminants will depend on the source of the fill.

3.11 Use of Groundwater

Leachate and/or groundwater beneath the site must not be extracted or used for irrigation, consumption, domestic, or other commercial use.

3.12 Leachate Levels

Leachate levels within the defined managed area must be maintained below the base of the capped layer.

4.0 MONITORING AND REPORTING ACTIONS

4.1 Site Excavations

Records including details of relevant disposal permits will be kept of all soil excavations below the capping layer to demonstrate that the clay cap integrity has been maintained in compliance with Section 3.6.

4.2 Site Inspections

A biennial inspection is to be undertaken to ensure that capping and protective barriers remain in sound condition at all times in accordance with Section 3.3. The biennial period will commence from the effective date of this SMP.

4.5 Administering Authority Access

Authorised persons under the EP Act will be permitted access to the site to collect environmental samples and assess compliance with this SMP.

4.6 Monitoring Records

Leachate standing levels will be measured on a biannual basis at the four on-site leachate wells (see Figure A) to ensure levels remain below the base of the landfill cap. Leachate sumps and pumping systems should also be inspected and confirmed to be operational during these biannual measurements.

Groundwater and surface water monitoring at the locations marked on Figure A shall continue to be conducted on a biannual basis at the designated monitoring points for at least 2 years. An assessment of these monitoring results may be conducted after 2 years by a Suitably Qualified Person to determine whether this monitoring frequency should altered.

Any monitoring results and records of inspections in relation to this SMP will be kept for at least seven years and made available to the administering authority upon request within 24 hours.

4.7 Version Control System.

This draft SMP is Version Revision (0). Subsequent amendments to this draft SMP will be identified by incremental increases in the revision number.

This SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan

APPENDIX A - METES AND BOUNDS DESCRIPTION

The portion of Lot 8 on RP13169, Lots 1 and 2 on RP13170 and Lot 100 on SP280777 forming the management area of the Site is described by the following metes and bounds:

Point of commencement Parish of Bulimba, County of Stanley at a location of N 6959659.495 E 511096.236 on the southeast corner of Lot 100 on SP280777 and the northeastern corner of Lot 6 on RP228051;

Thence, on a bearing N 80° 42' 15.1" W for a distance of 148.9003 metres
Thence, on a bearing N 06° 46' 48.8" E for a distance of 18.1179 metres
Thence, on a bearing N 72° 03' 55.9" W for a distance of 14.2002 metres
Thence, on a bearing N 12° 49' 10.9" E for a distance of 10.6686 metres
Thence, on a bearing N 01° 34' 29.1" W for a distance of 4.8497 metres
Thence, on a bearing N 04° 48' 40.4" E for a distance of 16.9735 metres
Thence, on a bearing N 03° 58' 22.5" W for a distance of 9.5311 metres
Thence, on a bearing N 09° 55' 54.0" W for a distance of 33.3648 metres
Thence, on a bearing N 18° 13' 10.0" W for a distance of 9.6266 metres
Thence, on a bearing N 28° 06' 09.8" W for a distance of 48.7900 metres
Thence, on a bearing N 34° 15' 26.9" W for a distance of 52.5353 metres
Thence, on a bearing N 08° 12' 14.1" W for a distance of 9.8676 metres
Thence, on a bearing N 09° 02' 24.6" E for a distance of 11.2758 metres
Thence, on a bearing N 06° 53' 26.4" W for a distance of 30.0326 metres
Thence, on a bearing N 02° 50' 44.7" E for a distance of 12.0935 metres
Thence, on a bearing N 35° 21' 27.8" E for a distance of 5.8008 metres
Thence, on a bearing N 60° 20' 05.3" E for a distance of 3.9525 metres
Thence, on a bearing N 46° 50' 59.5" E for a distance of 4.5714 metres
Thence, on a bearing N 54° 58' 37.9" E for a distance of 2.6991 metres
Thence, on a bearing N 35° 38' 34.5" E for a distance of 7.4878 metres
Thence, on a bearing N 63° 01' 22.4" E for a distance of 9.6480 metres
Thence, on a bearing N 74° 48' 35.7" E for a distance of 6.3562 metres
Thence, on a bearing S 74° 43' 59.3" E for a distance of 38.8186 metres
Thence, on a bearing N 71° 48' 30.4" E for a distance of 6.0314 metres
Thence, on a bearing N 80° 35' 09.8" E for a distance of 6.9074 metres
Thence, on a bearing S 70° 03' 07.0" E for a distance of 6.4939 metres
Thence, on a bearing S 56° 03' 34.8" E for a distance of 5.2416 metres
Thence, on a bearing S 28° 37' 43.9" E for a distance of 3.6347 metres
Thence, on a bearing S 60° 54' 44.9" E for a distance of 1.5387 metres
Thence, on a bearing S 46° 12' 40.0" E for a distance of 7.5234 metres
Thence, on a bearing S 74° 04' 32.9" E for a distance of 3.3232 metres
Thence, on a bearing S 66° 51' 15.1" E for a distance of 14.0319 metres
Thence, on a bearing S 47° 18' 14.8" E for a distance of 16.0463 metres
Thence, on a bearing S 77° 54' 38.0" E for a distance of 55.4960 metres
Thence, on a bearing S 87° 58' 01.0" E for a distance of 43.9928 metres
Thence, on a bearing N 61° 56' 52.3" E for a distance of 27.9226 metres

Thence, on a bearing N 68° 24' 47.4" E for a distance of 9.2547 metres
 Thence, on a bearing N 86° 45' 17.7" E for a distance of 29.5269 metres
 Thence, on a bearing N 78° 10' 03.1" E for a distance of 8.6137 metres
 Thence, on a bearing N 62° 27' 17.6" E for a distance of 11.5956 metres
 Thence, on a bearing N 68° 30' 52.8" E for a distance of 10.1348 metres
 Thence, on a bearing S 77° 52' 31.8" E for a distance of 13.9255 metres
 Thence, on a bearing N 86° 56' 05.4" E for a distance of 14.8712 metres
 Thence, on a bearing N 71° 26' 10.6" E for a distance of 8.0645 metres
 Thence, on a bearing N 89° 28' 23.7" E for a distance of 7.4064 metres
 Thence, on a bearing S 64° 57' 49.5" E for a distance of 10.3241 metres
 Thence, on a bearing S 41° 41' 08.6" E for a distance of 42.7080 metres
 Thence, on a bearing S 23° 37' 11.8" E for a distance of 24.3357 metres
 Thence, on a bearing S 13° 17' 53.6" W for a distance of 24.1307 metres
 Thence, on a bearing S 20° 38' 35.5" W for a distance of 9.6132 metres
 Thence, on a bearing S 11° 10' 22.3" W for a distance of 10.6614 metres
 Thence, on a bearing S 20° 53' 32.7" W for a distance of 10.2369 metres
 Thence, on a bearing S 12° 52' 17.8" W for a distance of 11.7116 metres
 Thence, on a bearing S 09° 55' 04.8" E for a distance of 10.0919 metres
 Thence, on a bearing S 11° 58' 41.8" W for a distance of 11.0092 metres
 Thence, on a bearing S 11° 01' 03.9" E for a distance of 8.0512 metres
 Thence, on a bearing S 30° 54' 28.1" W for a distance of 11.3543 metres
 Thence, on a bearing S 23° 23' 49.0" W for a distance of 20.1875 metres
 Thence, on a bearing S 05° 10' 39.5" E for a distance of 18.3255 metres
 Thence, on a bearing S 19° 18' 50.1" E for a distance of 12.2195 metres
 Thence, on a bearing S 25° 39' 15.4" E for a distance of 39.6453 metres
 Thence, on a bearing S 11° 58' 47.9" E for a distance of 7.9604 metres
 Thence, on a bearing S 00° 41' 18.3" W for a distance of 23.3958 metres
 Thence, on a bearing S 25° 25' 52.8" E for a distance of 8.5447 metres
 Thence, on a bearing S 09° 16' 10.5" E for a distance of 51.2256 metres
 Thence, on a bearing S 03° 20' 52.2" W for a distance of 49.0296 metres
 Thence, on a bearing N 80° 43' 59.5" W for a distance of 177.0183 metres
 Thence, on a bearing N 11° 42' 49.4" E for a distance of 41.9031 metres
 Thence, on a bearing N 59° 57' 14.4" W for a distance of 33.1871 metres
 Thence, on a bearing N 09° 07' 54.0" E for a distance of 16.9271 metres
 Thence, on a bearing N 80° 42' 14.9" W a distance of 0.0010 metres

back to the point of commencement, containing an area of 110792 m² more or less.

Site suitability statement

This template is for use by suitably qualified persons preparing a site suitability statement for a contaminated land investigation document in accordance with s.389 of the Environmental Protection Act 1994. This template should be used in conjunction with guidance in the Guideline: Listing and removing land from the land registers (EM1434) and the Queensland Auditor Handbook for Contaminated Land, Module 5: Contaminated land investigation documents, auditor certification and compliance assessment (EM1344).

☐ **Outcome 1 has been met**

The land described as <INSERT LOT AND PLAN NUMBER(S)> is not contaminated land and is suitable for any use on the basis that the contaminated land investigation document has established that:

1. the land is not being used for a notifiable activity, and
2. the land is not affected by a hazardous contaminant, and
3. the condition of the land is consistent with the policy criteria for removing land from the land registers as set out in *Guideline: Listing and removing land from the land registers (EM1434)*.

OR

☐ **Outcome 2 has been met**

The land described as <INSERT LOT AND PLAN NUMBER(S)> is contaminated by <INSERT HAZARDOUS CONTAMINANT(S)> affecting <INSERT MEDIA, e.g. soil, groundwater> .

The land is suitable for the following specified use(s) including associated activities:

<INSERT USE OR USES>

The suitability of the land for the stated use(s) does not warrant the implementation of a site management plan to manage the contamination because:

- ☐ no management action is warranted because <STATE REASONS> OR
- ☐ an alternative mechanism for managing the risks associated with the hazardous contaminant(s) has been required or approved by the administering authority. The alternative mechanism is <SPECIFY MECHANISM>

OR

☒ **Outcome 3 has been met**

The land described as Lot 8 on RP13169, Lots 1 & 2 on RP13170 and Lot 100 on SP280777 is contaminated by landfill waste including the hazardous contaminants - cadmium, copper, lead, chromium, mercury, zinc and petroleum hydrocarbons affecting soil and groundwater.

The land is suitable for the following specified use(s) including associated activities:

Open Space/Recreational Purposes

subject to compliance with the following draft site management plan provided, once this is approved by the administering authority:

Draft SMP for 142 Fursden Road, Cannon Hill, Queensland, 4170 - Version 0